



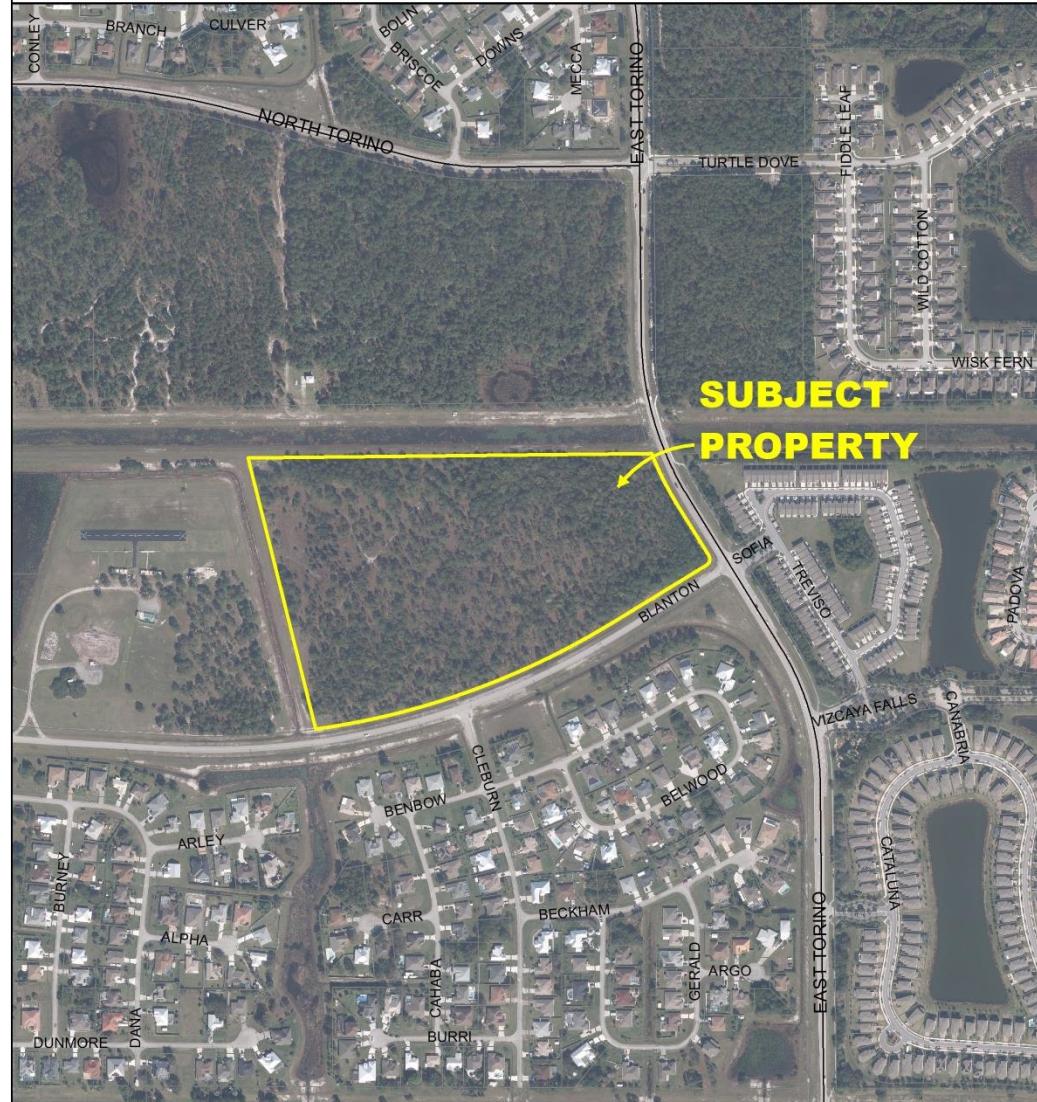
City of PSL – Torino Park
Small Scale Comprehensive Plan
Future Land Use Map Amendment

Planning & Zoning Board Meeting
December 2, 2025

Request Summary

Applicant's Request:	This is a city initiated small- scale future land use map amendment to amend the Future Land Use on 28.81 acres, more or less, of city owned land from the future land use designation of Medium Density Residential (RM) future land use classification to the Open Space Recreation (OSR) future land use designation.
Applicant/Property Owner:	City of Port St. Lucie
Location:	The property is generally located on the northwest corner of W Blanton Boulevard and NW East Torino Parkway

AERIAL



Background and Justification

- The subject property consists one parcel generally located on the northwest corner of NW Blanton Boulevard and NW East Torino Parkway.
- The property was acquired by the City for inclusion in the future development of Torino Regional Park.
- The property was previously owned by Saint Matilda, LLC, and slated to be developed with 263 townhomes.
- Through a land swap, the City acquired the property for Torino Regional Park and Saint Matilda, LLC, acquired property in Southern Grove for a multi-family development project (P24-090).

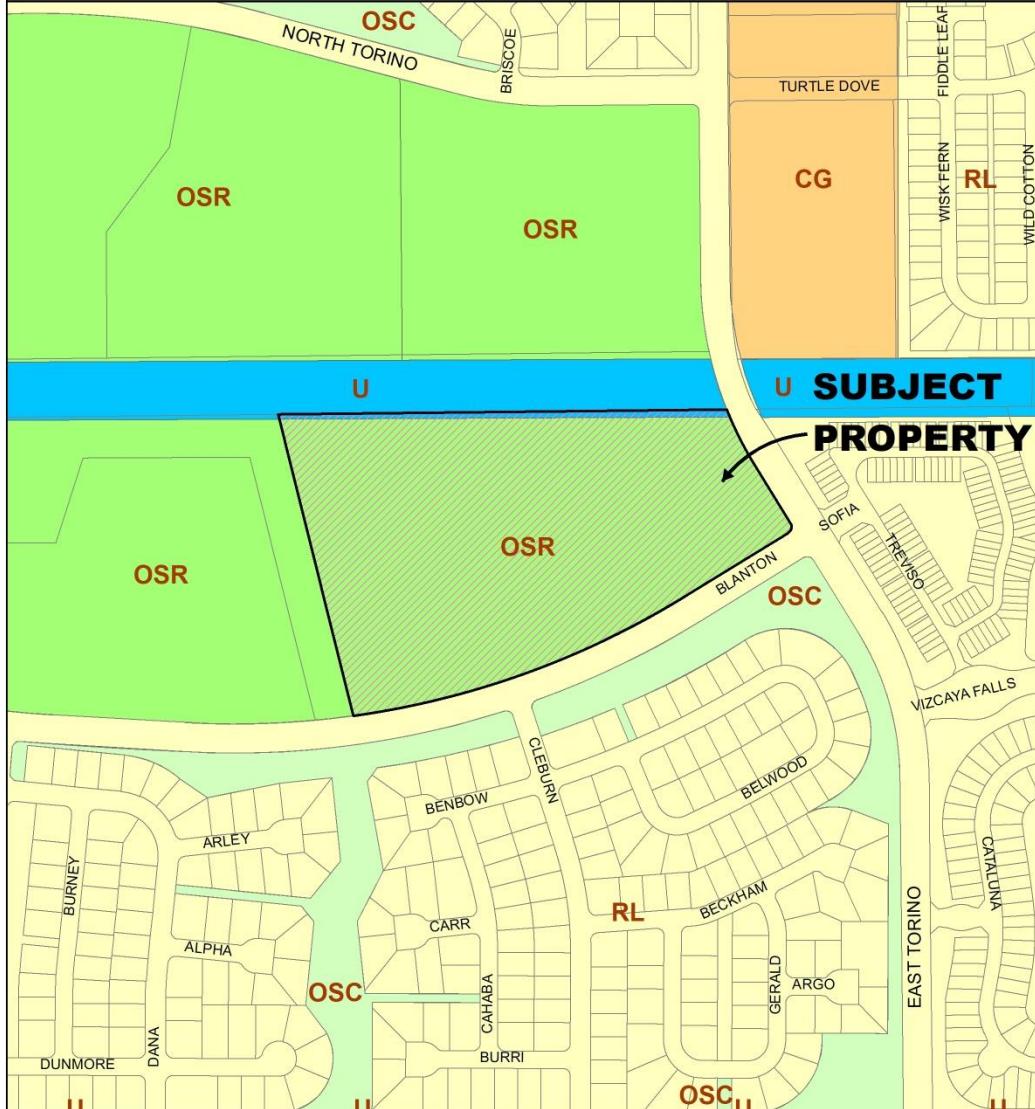
Background and Justification

- The parcels are currently zoned Planned Unit Development (PUD) for approximately 28.81 acres acres.
- The purpose of this amendment is to change the property's future land use from Medium Density Residential (RM) to Open Space Recreation (OSR) so the future land use is consistent with the acquisition of the property for a future park site.
- The proposed land use amendment implements the City's Parks and Recreation 10 Year Master Plan and Goal 6 of the City's Strategic Plan by increasing residents access to nature and recreation.

Surrounding FLU & Zoning

Direction	Future Land Use	Zoning	Existing Use
North	Open Space Recreation (OSR)	Open Space Recreation (OSR)	Vacant
South	Low Density Residential (RL)	Single Family Residential (RS-2)	Single Family Residential
East	Low Density Residential (RL)	Planned Unit Development (PUD)	Residential
West	Open Space Recreation (OSR)	Open Space Recreation (OSR)	PSL Hobby Group

PROPOSED FUTURE LAND USE



Adequate Public Facilities Analysis

- The proposed future land use amendment was reviewed for impacts the City's level of service requirements.
- The proposed amendment is anticipated to result in a decrease in the demand for potable water and wastewater.
- The proposed future land use amendment is expected to result in a net decrease in trip generation of approximately 1,072 daily trips and 99 p.m. peak hour trips.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An Environmental Assessment Report was provided. The site does not contain any wetlands. The native habitat has been disturbed through previous land clearing.

Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The proposed land use amendment will increase the amount of land the City has available for parks and recreational uses.
- Goal 7.1: of the Recreation and Open Element of the City's Comprehensive Plan states that the City should provide adequate recreation and open space facilities and areas offering a broad range of activities, convenient access, appropriate improvements, and sound management to provide all citizens of Port St. Lucie with active and passive recreation opportunities.

Staff Recommendation

- The Planning & Zoning (P&Z) Department staff found the petition to be consistent with the intent and direction of the City's Comprehensive Plan and recommends approval.